I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time <a href="https://doi.org/10.108/j.gr/1

City Secretary for the City of Fort Worth, Texas



Wednesday, October 10, 2018
Work Session 11:30 AM
City Council Conference Room 290
Public Hearing 1:00 PM
City Council Chambers
2nd Floor – City Hall
200 Texas St.
Fort Worth, Texas 76102

COMMISSION MEMBERS:			
Will Northern, Chair, CD 1 Jennifer Trevino, CD 2 Beth Welch, CD 3 Jesse Gober, CD 4 Rafael McDonnell, CD 5		Sandra Runnels, CD 6 John Aughinbaugh, CD 7 Wanda Conlin, Vice Chair CD 8 Kimberly Miller, CD 9	3 <u></u>
I. WORK SESSION / LUNCH 11:30 AM	City Council C	Conference Room 290	
B. Review: Today's Cases C. Presentation: Proposed Downtown area rezoning to H Downtown District in the Design District Overlay			Staff Staff Downtown Urban Staff Staff
II. PUBLIC HEARING 1:00 PM City Council Chambers			
CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, NOVEMBER 13, 2018 AT 7:00 P.M. UNLESS OTHERWISE STATED.			
A. Call to Order B. Approval of Meeting Minutes of	September 12, 2	2018	Chair
To view the docket: http://fortworthtex	xas.gov/zoning/	cases/	
C. CONTINUED CASES			
1. ZC-18-133 CHAPEL CREEK DEVEL	OPMENT CO.	10137 First Chapel Drive	2.01 ac.
a. Applicant/Agent: Hady Aghili			CD 3

b. Request: From: PD 965 Planned Development for all uses in "G" Intensive Commercial plus miniwarehouse; site plan approved To: Amend and expand PD 965 Planned Development for "G" Intensive Commercial uses plus mini-warehouse; site plan included

This case has been withdrawn by the applicant. No public hearing will be held.

2. ZC-18-137 DDRE MCDONALD FAMILY, LP 7701 Bellaire Drive S. 2.60 ac.

CD 3

- a. Applicant/Agent: Nolan Bradshaw
- b. Request: From: "F" General Commercial To: PD/C Planned Development for all uses in "C" Medium Density Multifamily with waiver to allow 18.7 units/acre; site plan included
- 3. ZC-18-145 BURLESON LAND COMPANY INC. 3736 Camp Bowie Blvd 0.56 ac.

1221-1235 (odds) Dorothy Lane,

CD 7

- a. Applicant/Agent: Nolan Bradshaw
- b. Request: From: PD 1073 Planned Development for all uses in "E" Neighborhood Commercial for bank and office uses only with no drive through or exterior ATM uses; site plan approved To: PD/C Planned Development for all uses in "C" Medium Density Multifamily with waivers; site plan included
- D. NEW CASES
- 4. SP-18-012 REVENUE AVENUE LLC

5200 block Sycamore School Road 1.26 ac.

CD₆

- a. Applicant/Agent: Andrew Yeoh, Triangle Engineering LLC
- b. Request: From: PD 246 Planned Development for "E" Neighborhood Commercial uses with exclusions; site plan required To: Provide required Site plan for daycare use
- 5. ZC-18-151 NORTH PRESIDIO LLC 9351 North Freeway 0.78 ac.

CD 7

- a. Applicant/Agent: Hugo Morales, Kimley Horn
- b. Request: From: "PD 377" "PD/SU" Planned Development/Specific Use for outside storage, sales and display of the following materials: live plants, palletized natural stone, firewood, palletized bagged bark, mulch & natural soils. Total height not to exceed 4 feet; with I-35 Central Design District Overlay To: "G" Intensive Commercial with I-35W Central Design District Overlay
- 6. ZC-18-152 RAFAEL ROSALES

1316 Arizona Avenue 0.08 ac.

CD 8

- a. Applicant/Agent: Rafael Rosales
- b. Request: From: "A-5" One Family To: "B" Two Family
- 7. ZC-18-153 NP-OV FORT WORTH PROJECT 1, LLC 14900 15100 blocks FM 156 84.12 ac.

CD 7

- a. Applicant/Agent: Barry Hudson, Dunaway Assoc.
- b. Request: From: Unzoned To: "K" Heavy Industrial
- c. To be heard by City Council December 11, 2018
- 8. ZC-18-154 DD WHITE SETTLEMENT PROPERTY, LLC 3201 White Settlement Road 0.50 ac.

CD 9

a. Applicant/Agent: Drew Martin

- b. Request: From: PD 1153 Planned Development for all uses in "E" Neighborhood Commercial plus indoor storage of automobiles; site plan included

 To: "E" Neighborhood Commercial
- 9. ZC-18-155 PB III-SOP, LP 1200 Summit Avenue 10.33 ac.

CD 9

- a. Applicant/Agent: Grayson Hughes, Big Red Dog Engineering
- b. Request: From: "G/DUDD" Intensive Commercial/ Downtown Urban Design District To: "H/DUDD" Central Business District/Downtown Urban Design District
- 10. ZC-18-156 MARY WELLMAN TRUST 10501 11041 blocks Chapin Road 21.81 ac. CD 3
 - a. Applicant/Agent: Samuel Knight, TNP Inc.
 - b. Request: From: "A-5" One Family To: "R1" Zero Lot Line/Cluster
- 11. ZC-18-158 KANE URBAN 2900 Merrimac Street 0.24 ac.

CD 9

- a. Applicant/Agent: Mary Nell Poole, Townsite Co.
- b. Request: From: "C" Medium Density Multifamily To: "UR" Urban Residential
- 12. ZC-18-159 RPH HOTELS, LLC 1251 Little Cina Lane 5.14 ac.

CD 5

- a. Applicant/Agent: Andrew Yeoh, Triangle Engineering LLC
- b. Request: From: "G" Intensive Commercial and PD 1134 for G uses plus hotel To: PD/G Planned Development for all uses in "G" Intensive Commercial uses plus hotel; site plan included
- 13. ZC-18-160 D R HORTON TEXAS 8800 9100 blocks Old Decatur Road 34.38 ac. CD 7
 - a. Applicant/Agent: Eddie Eckart, Goodwin and Marshall
 - b. Request: From: "B" Two Family, PD 544 Planned Development/Specific Use for One-Family residential development with 40-ft wide lots, 5 ft. sideyards; site plan approved To: "A-5" One Family
- 14. ZC-18-161 AMON CARTER ESTATE, ET AL 6501 Oak Grove Road 142.52ac. CD 8
 - a. Applicant/Agent: Ray Oujesky
 - b. Request: From: "A-5" One Family To: "K" Heavy Industrial
- 15. ZC-18-162 AMON CARTER ESTATE, ET AL 5810 Oak Grove Road 39.95 ac. CD 8
 - a. Applicant/Agent: Ray Oujesky
 - b. Request: From: "A-5" One Family To: "PD/I" Planned Development for all uses in "I" Light Industrial with Development Standards and excluding correction facility; amusement, outdoor; baseball/softball facility (commercial), bar, tavern, cocktail lounge, club, private or teen, dance hall; massage parlor; theater, drive-in; kennel; liquor or package store; mortuary or funeral home; tattoo parlor; veterinary clinic with outdoor kennels; crematorium; batch plant, concrete or asphalt (temporary); game room as primary use; smoke shop; site plan waiver requested

21.50 ac.

CD 4

- a. Applicant/Agent: Kimberly White
- b. Request: From: "AR" One-Family and "C" Medium Density Multifamily To: "CF" Community Facilities
- 17. ZC-18-164 BETHANY REAL ESTATE SERVICES, LLC 2944 Hemphill Street 0.21 ac. CD 9
 - a. Applicant/Agent: Murray Miller, Historic Preservation Officer, City of Fort Worth
 - b. Request: From: "A-5" One Family To: Add "HC" Historic Overlay
- 18. ZC-18-165 CURTIS BECK 1619 Grand Avenue 0.55 ac.

CD₂

- a. Applicant/Agent: Murray Miller, Historic Preservation Officer, City of Fort Worth
- b. Request: From: A-5/DD "A-5" One Family Demolition Delay Overlay To: A-5/HC to change to HC Historical Overlay

This case has been withdrawn by the applicant. No public hearing will be held.

- 19. ZC-18-167 CITY OF FORT WORTH PLANNING & DEVELOPMENT 1724 E. Arlington Ave. 0.13 ac. CD 8
 - a. Applicant/Agent: City of Fort Worth Planning & Development
 - b. Request: From: "B" Two Family To: "A-5" One Family
- 20. ZC-18-168 FORT WORTH FIRE DEPARTMENT 11913, 11975, 11991 W. Camp Bowie Boulevard 2.08 ac. CD 3
 - a. Applicant/Agent: City of Fort Worth Fire Department
 - b. Request: From: Unzoned To: "E" Neighborhood Commercial
- 21. ZC-18-118 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT: MULTI FAMILY DESIGN STANDARDS CD ALL
 - a. Applicant/Agent: City of Fort Worth Planning & Development
 - b. Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (2015), by amending:
 - Portions Of Section 4.710, "Low Density Multifamily "CR" District, Section 4.711 Medium Density Multifamily "C", and Section 4.712 High Density Multifamily "D" to revise allowed height and units per acre and to strengthen existing design standards for multifamily development by adding enhanced landscaping, façade variation and building materials; to repeal and reserve section 5.305 "Fences" Subsection B; and to repeal and reserve Section 6.506, "Unified Residential Development"

To review the proposed amendments: http://fortworthtexas.gov/zoning/cases/

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASSISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.